

**TOWN OF WEST HARTFORD - PUBLIC HEARING  
PERMITTING CERTAIN EXEMPTIONS FROM  
MAXIMUM BUILDING HEIGHT REQUIREMENTS  
TUESDAY, MAY 13, 2014 7:20 P.M.**

President Slifka opened the Public Hearing at 10:50 p.m.

President Slifka: We will now call the 7:20 public hearing to order. This is an ordinance permitting certain exemptions from maximum building height requirements. Could we have a roll call, please, Ms. Labrot?

Councilors Barnes, Captain, Casperson, Davidoff, Doar, Hall, Kindall and Slifka were present. Mr. Kavalier was present as Alternate for Councilor Cantor who was absent.

President Slifka: Here. Thank you. Mr. Alair, welcome back. It's like you never left.

Mr. Alair: Thank you. This ordinance is actually an offshoot of a question raised by Councilor Kindall when you were considering the application at 15-17 North Main Street. One of the waivers that the applicant asked for was a waiver of a couple of feet from our maximum height requirement. And it was needed because the parapet wall above the roofline of the building just crept over that maximum height. Our ordinances allow mechanicals and certain other equipment on rooftops to not be counted in roof height, or building height, but the parapet wall that surrounds it does count. And so in an effort to try to minimize the number of situations where you need to deal with waivers like that, we're adding parapet walls to that group of things that don't count but only to the extent that they are necessary to perform their purpose.

President Slifka: Anything for Mr. Alair? Mrs. Hall.

Councilor Hall: I'm just a little bit worried about the vagueness of the purpose they are intended to serve. Like what happens if someone says I want a building that looks like a castle? How do you tighten that?

Mr. Alair: I think you would find our town planner saying no, that that exceeds it and you can either appeal my decision to the ZBA or you can ask for an SDD waiver of that height. This is the same standard that is currently in the ordinance for all other mechanical equipment, for church spires, belfries, everything else. It's been there for years. It has never been a problem.

President Slifka: Okay. I think it's the first time I've heard the word belfry used in any of our zoning hearings.

Mr. Alair: I haven't used pergola tonight. I always try to slip that one in.

President Slifka: Mr. Barnes, go ahead.

Councilor Barnes: Thank you, Mr. Mayor. My question relates to language just preceding the language Ms. Hall referenced. Erected only to such height as is necessary. Is your answer the same to my concern that somebody could put a 40-foot parapet on top of a building?

Mr. Alair: It's exactly the same.

Councilor Barnes: Thank you.

President Slifka: Thank you, Mr. Barnes. Anyone else? Okay. I don't think anybody signed up. Anybody who did not sign up who wishes to speak? No? Okay. We will read into the record –letter dated May 7, 2014 from town planning and zoning commission recommending approval and letter dated April 25, 2014 from capital region council of governments finding no apparent conflict with regional plans and policies or the concerns of neighboring towns. If there is nothing further, we will close the public hearing.

Public Hearing was closed at 10:52 p.m.

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Essie S. Labrot

Town Clerk/Council Clerk

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